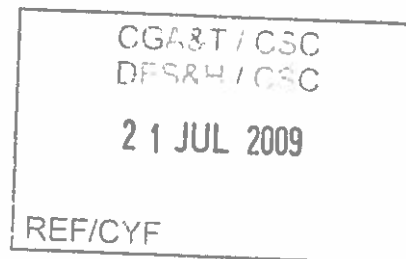


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Rheidol Developments Ltd.

**Tan y Bwlch
Aberystwyth**

Landscape appraisal



December 2007

Tirlun Barr Associates

Chartered Landscape Architecture

Tan y Berllan,
Llanbedr y Cennin,
CONWY,
LL32 8UY.

T:01492 65018

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1.0 Introduction

- 1.1 This report has been prepared by Mrs Julie Barr BA Dip LA MLI a Landscape Architect with regard to the conversion of Plas Tan y Bwlch house, Aberystwyth a Grade II listed building into self contained apartments.
- 1.2 Mrs Barr is a Chartered Member of the Landscape Institute holding a degree and post graduate Diploma in Landscape Architecture and holding Parts I-IV of the Landscape Institute's Professional examinations, and a member of Fforwm Tirlun (the Welsh Landscape Group) and an active member of Landscape Institute Wales.
- 1.3 She has over 20 years of professional experience in landscape related matters both within the public and private sectors and was elected a Chartered member of the Landscape Institute in January 1993. For 19 years she has been employed by major practices based within North Wales gaining several awards from the Landscape Institute, Campaign for the Protection of Rural Wales and the Civic Trust. She has worked extensively throughout Wales and the North West, and in early 2007 set up her own landscape consultancy Tirlun Barr Associates based in Conwy County.
- 1.4 Mrs Barr was appointed in summer 2007 by Rheidol Developments Ltd. to undertake a landscape appraisal of the development proposals and to assess their impact upon the landscape and setting of the listed building.
- 1.5 The scheme has been developed working alongside James Jenkins Thomas Architects and has sought to integrate the landscape and architectural merits of the existing property within the development proposals
- 1.6 In order to satisfy the requirements of the commission, desktop research and field visits to the site and surroundings have undertaken to ascertain the scope and context of the proposed development, as well as background research relating to the historic context of the property and site
- 1.7 A brief history and description of the property and site surroundings is detailed within chapter 3 and the site landscape context follows within chapter 4. The report is supported by a number of figures contained within the appendices at the rear of this report.
- 1.8 Section 2 following describes the scope and purpose of the report, Section 5 details the landscape and visual assessment whilst section 6 concludes the reporting and provides a summary of the development impacts.

2. Report background

- 2.1 Tirlun Barr Associates were commissioned by Rheidol Developments Ltd. owners of Tan y Bwlch in summer 2007 to provide Landscape Architectural advice for the redevelopment of the house and reconfiguration of the entrance driveway.
- 2.2 The commission has involved the following tasks:
- Historical research and reference
 - Input into overall design layout and access improvements
 - Visual assessment
 - Design appraisal and development
- 2.3 The commission has involved liaison with CADW and Ceredigion County Council to develop proposals which are both sympathetic to the restoration and redevelopment requirements of the client whilst reflecting the historic setting and context of the existing site.
- 2.4 Proposals have been developed in consultation with the project architects James Jenkins Thomas partnership (Project Architect: Byron Jenkins) and the two disciplines have been closely aligned to ensure that a scheme which respects all objectives.
- 2.5 The background examination has involved historical research and consultation. This has largely been available from The National Library in Aberystwyth, and from material provided by the client, a list of references is provided at the rear of the report.
- 2.6 The final development proposals were provided by James Jenkins in November 2007, and copies of these are contained within the appendices to the report.

3.0 Site History

- 3.1 Tan y Bwlch is a Grade II listed country house property (CADW reference: 20522) situated some 2km south of Aberystwyth at the estuary of the Afon Ystwyth set within woodland on a north facing hillside.
- 3.2 The site location is shown within Figure 1 of the appendices, and the Grid reference is: 258000 279300.
- The property is located on the north facing hillside of Alltwen and looks towards Pen Dinas Hillfort directly ahead to the north, and to the shingle coastline some 2km distant to the north west of the house.
- 3.3 The original house dates from approximately 1827 and was re cased and extended in 1891, although it is purported that an earlier farmhouse house was in existence on the site from 1760.
- 3.4 The house is listed as:

Exterior

'Early C19 country house of 2 storeys, completely remodelled and extended in 1890's to designs by Arthur Flower. Rock-faced dark grey local stone with moulded yellow brick cambered – head surrounds to windows and slate hipped eaved roofs. NE garden front has full height canted bay to centre with three 12 pane sash windows to upper floor, and three 15 pane sashes to ground floor, and canted hipped eaves roof higher than floors of one bay sections each side. These have ground floor 15 pane sash only. Entrance front, to SE, has hipped one-window ranges each side of slightly higher castellated centre possibly an infill of an original centre access. Castellated parapet has sides canted back, large first floor plate glass sash in yellow brick an c20th full width institutional entrance doors with side lights. Bay to right has 15 pane sash as on garden front, bay to left has c 1890 French window in similar surround and plate glass sash above under eaves. Centre has two large late C19th blue Ruabon brick corniced stacks each one side set back and further back is original early C19th octagonal glazed lantern. To left is taller plain late C19th as added block, of 2 storeys, 4 window range, plate glass sashes in unmoulded yellow brick surrounds and hipped roof on brackets. NE elevation has, towards NE large sash window in end wall of garden front, then 3 windows to each floor. Large late C19 extension to right of 6 windows. Stacks in blue Ruabon brick'.

Interior

'Early C19 portions of the house retain Greek revival interiors to a remarkable degree, with staircase hall and stair, cornices, moulded ceiling decoration, doorcases doors and window architraves. Fireplaces have been removed. Entrance hall has stone flagged floor. Pair of Greek Doric columns to staircase hall, stone cantilevered stair with metal balusters, top-lit with glazed octagonal lantern over, with Greek revival detailing. Elaborate ram's-skull-and-grapes motif to ceiling stucco. Drawing Room with canted end has flat ceiling with elaborate mouldings to cornices, Grecian window and door architraves; archway to Music room. North room has pavilion ceiling and simpler Grecian mouldings to cornices, rope-mouldings to window and door architraves. Central bedroom in central canted bay with cornices, doorcase and window architraves. Front bedrooms in simpler style with

*early C19 detailing. Barrel vaulted rear corridor, top-lit.
The rear of the house is largely late C19'.*

- 3.5 A full copy of the listing is contained within Figure 2 of the appendices.
- 3.6 Considerable and extensive information regarding the house and it's inhabitants is available within the document entitled 'A history of Tan y Bwlch Estate, Aberystwyth' by Caroline Palmer circa 1999, which provides detailed information regarding the house renovations and alterations the turn of the 20th Century and the document has provided much of the information summarised below.
- 3.7 The document provides useful information regarding the original setting of the mansion, together with illustrative plates which provide an insight into the unique location and evolving status of the Tan y Bwlch house and estate and with particular reference to the landscape and relationship with the house.
- 3.8 The original estate was developed when Major General Lewis Davies purchased the site as a tenanted farm in 1825 from a Mr. Mansfield. The extent of ownership extended to approximately 133 acres which included 1km of coast line (now known as Tan y Bwlch beach) from Pen y Ro Cottage to the north to Alltwen Beach in the south.
- 3.9 The house and gardens first appear on the tithe mapping in 1845 and it is presumed *'that the pleasure ground and setting was laid out contemporaneously'* The house then comprised a small stabling building, a walled garden, numerous narrow woodland paths for pleasure use, Tea cottage (a summer/tea house later known as Sea cottage) Laundry rooms, a small gardeners cottage adjacent to the walled garden and a Gamekeepers cottage located by Llanychaeam church. A reservoir provided a water supply to the property from the adjacent hillside.
- 3.10 A new driveway to the house was created to the west of Pen y Bwlch Farm utilising a new river crossing and a public path was present along the Afon Ystwyth known as the Nanny Goats's Walk. There is evidence on the ground of a footpath following the route of an earlier carriage route which follows the northern property boundary.
- 3.11 A Motte and Bailey castle originally named Tan y Bwlch was built by Gilbert of Clare circa 1109 which was a timber structure located some 500metres east of the present house on a promontory south of the Afon Ystwyth.
- 3.12 The Tan y Bwlch estate grew under the Davies family to over 3,600 acres in 1873 when Matthew Lewis Vaughan Davies Liberal member for Cardiganshire in 1895 who later became Baron Ystwyth and subsequently Lord Ystwyth.
- 3.13 The original house was extended in 1890 to the south, and stables were also added and were situated to the right of the diamond shaped walled garden located to the south east of the house on the hillside.
- 3.14 A copy of the 1890 Ordnance Survey mapping of the area is shown within Figure 5.
- 3.15 Following the death of Baron Ystwyth in 1935 the house and contents were to be sold in 1936 eventually being purchased in 1946 by the Ministry of Health whereby the house became an isolation hospital for Typhoid patients until the late 1950's and latterly a general hospital until Bronglais hospital opened in Aberystwyth in 1966.

- 3.16 It subsequently became halls of residence for the Aberystwyth College of Librarianship until the late 1980's, and then a catering college for Coleg Ceredigion until 1996 when it was bought by Uli Jon Roth a former guitarist with 'The Scorpions' as a home and potential recording studio.
- 3.17 The house was purchased by the present owners in late 2006.
- 3.18 The photographs and scanned images shown within Figure 4 of the appendices document the changing appearance of the house and its location from pencil sketches in 1868, a watercolour in 1869 and photograph in 2007.

4.0 The present site context

- 4.1 Plas Tan y Bwlch is located some 300metres north of Penybwlch headland on the Ceredigion coastline at approximately 30m AOD above the Afon Ystwyth estuary where it meets the sea some 300m distant.
- 4.2 The house is orientated to face the north east and has views across the river flood plain towards the Iron Age Pen Dinas hill fort and the later Duke of Wellington Monument erected in 1853 which is approximately 1km away, Tan y Bwlch Castle site 0.5km to the east, and a view of the harbour entrance in Aberystwyth 1.5km distant, although views of the town itself are obscured by Pen Dinas at around 114metres AOD.
- 4.3 The fields directly to the north of the property are open grazing, and level at around 20m AOD and are formed by the flood plain of the Afon Ystwyth. The fields have provided a meeting area and venue for numerous horticultural and sporting events over the past century and possibly earlier, and are presently used for grazing and seasonal trotting racing.
- 4.4 Tan y Bwlch shingle beach and designated nature reserve are located 800m north west of the property reached by foot from the various tracks in the woodland to the south of the house, and by the footpath which skirts the boundary of the property immediately to the north of the house, along what is possibly a former carriageway entrance to the property. See photo below.



Photograph 1 - The footpath route forming the northern boundary to the property, Looking west towards Tan y Bwlch beach

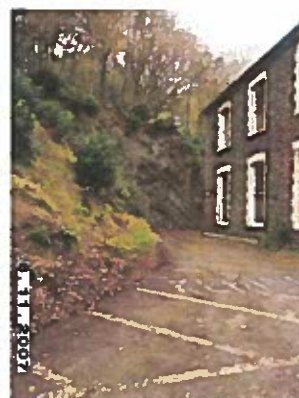
- 4.5 Several paths exist within the extensive woodland which surrounds the house on its southern side which link to the former walled garden area, which are over grown, yet still discernible.
- 4.6 The house is now surrounded by native trees and shrubs to the south and east within woodland areas, whilst the embankment and former garden to the north and west have become over grown with self seeded and suckering Rhododendrons, Sycamore and Ash which are in a poor condition, with many trees leaning, partly rotten or decaying at the base due to fungal infection. It would appear that the grounds have not been maintained for many years and their documented original open aspect has been lost.



Photograph 2 - Photographs of the northern embankment to the house November 2007

- 4.7 As a result of the unmanaged tree growth, the property has a filtered view of the coastline and Pen Dinas in Winter, filtered views of Tan y castell hilltop from the eastern elevation and front entrance and no view of either when the deciduous vegetation is in full leaf during summer months and as a result has lost its original relationship with these focal points.
- 4.8 The areas directly around the property have a utilitarian patchy tarmac surfacing in a poor state of repair, and the small areas of grass and a recently lined ornamental pond are overgrown and unkempt, photographs below show the area in Summer 2007.

Photographs 3 - The areas surrounding the house Summer 2007



- 4.9 Overall both the property and it's woodland setting are in a poor condition which it is considered without further input and investment, will deteriorate further.



Photograph 4 - A view of the house from the rear of new housing development in Rhydfelin.

- 4.10 The woodland areas located to the south and west of the property comprise mature stands of Ash, and Sycamore with occasional Cherry and Oak. The overall condition of these areas is unmanaged with poor light levels, reduced canopies an undeveloped woodland under storey, decay and many fallen and leaning specimens.
- 4.11 The setting of the property within this wooded north facing hill side is historically documented within 'A history of Tan y Bwlch Estate, Aberystwyth' by Caroline Palmer circa 1999, and which also alludes to 'lights' which were open swathes were originally cut into to woodland to allow light and air to the rear of the property.
- 4.12 A single swathe or light is evident within the woodland where the vegetation and ground flora are different to adjacent areas and where the tree species alter from predominately Oak within the original woodland to self seeded Sycamore and Ash within the open strips of the 'former light'

Photo 5 overleaf is taken from the southern property boundary looking towards the house along the line of an original light.



Photograph 5 – A view of the former open swathe or 'light' which was originally designed to allow light air and circulation to rear of the property. Photo taken from the southern property boundary looking north.

- 4.13 The open light area is clearly shown within the 1890 Ordnance survey mapping which shows an open swathe of land circa 90-100 metres wide leading south from the property uphill to the estate boundary and open land beyond.
- 4.14 Incidental site visits have confirmed that the alignment of this swathe corresponds with maximising the low level and angle of winter sunlight to the rear of the house.
- 4.15 The house is literally cut into Penybwlch hill whereby a rock face encloses the house on it's south eastern side and rises near vertically for approximately 5 metres before rising as wooded hill beyond to the south to a height of approximately 50metres AOD.
- 4.16 It appears that the rock face was created for the house construction and expansion and at its closest point the rock face is just 5 metres from the house south eastern quoin.



Photograph 6. The existing rock face.

- 4.17 The woodland quality above the rock face is varied, and in limited areas the oak species are in reasonable condition, however the self seeded Ash and Sycamore which dominate the woodlands are generally leaning, or have fallen, and the density of the trees is causing the overall woodland condition to deteriorate and the heavy canopy is limiting the woodland ground flora diversity.
- 4.18 The access to the property is via a 3m wide track which follows the base of the hillside, and which is roughly surfaced with patchy tarmac and stone and which is again in need of replacement.
- 4.19 The track leads to the eastern frontage of the house, arriving unceremoniously at the front door where no hidden vista or approach is experienced, and which largely accords with the original house arrival and layout.



Photograph 7 The view of the house approach from the driveway

- 4.20 The location of the property and the scale of the estate is such that it reads as part of the woodland which it is situated within.

Photograph 8 below shows the house from the nearby Pen Dinas hillfort some 1.1km distant and demonstrates its relationship with the coastline and hillside to the south



5.0 Landscape proposals

5.1 As part of the overall redevelopment scheme the project design team have worked closely as engineers, architects and landscape architects to achieve design proposals which reflect the historic nature of the development and its existing relationship and landscape setting.

5.2 Design proposals have been developed to reflect the following criteria:

- The historical visual relationship between the house, and Tan y bwlch Ring and Bailey Castle, Tan y Bwlch beach, the Afon Ystwyth estuary, Aberystwyth and castle, and Pen Dinas Hill fort.
- The promotion of light and circulation to the rear of the building
- Compliance with contemporary standards and access requirement provision
- Management proposals to ensure the longevity and condition of the oak woodland surrounding the building
- Upgrading the materials and surfacing of the immediate area surrounding the building
- The creation of a managed garden surrounding the building for future occupiers to enjoy and appreciate
- Restoration of the open embankment to the north of the property with appropriate species
- Sensitive re profiling of the rock cutting to the rear of the house to achieve safe and mandatory fire access width and swept path requirements.

5.3 The landscape proposals are shown within Figure 2 contained within the appendices, whilst the architects proposals for the house internal alterations are shown within Figure 3. As the development contains only minor external facade amendments which are detailed elsewhere the property the elevations have not been included

5.4 Overall the landscape proposals seek to retain and supplement the woodland setting of the house for the long term future whilst creating a stronger sense of place and arrival.

5.5 The main elements of change will be as follows:

Driveway and entrance reconfiguration

5.6 The exiting driveway and approach to the house are in a generally poor physical and visual condition and will need to be improved to facilitate the proposed disabled parking provision at the house entrance, and for drainage and resurfacing works.

5.7 The amendment to the driveway will be required as a result of the amended rock face profiling, resultant drainage provision and parking arrangements to the south east of the property, providing 3no. disabled car parking spaces as shown within Figure 3.

5.8 The re profiling will additionally result in a lighter aspect for the entrance and approach to the house whilst retaining the woodland backdrop and appearance as detailed below and will reinstate the visual link with the Tan y Bwlch Ring and Bailey castle to the east.

5.9 The materials proposed for the entrance will reflect the period and quality of material expected in this location whilst improving the visual quality of the existing entrance.

5.10 As part of the rock face re profiling works, there are proposals to re-establish and replicate the vegetation and appearance of the rock face which presently exists, by the following measures:

- Retention of topsoil and topsoil/scree top layer for future seed bank provision
- Sensitive rock excavation reflecting the layers and folds of rock that exist at present
- Creation of micro habitat to provide immediate potential for re colonisation by existing species
- Replacement of excavated topsoil into crevices and ledges created by the re profiling work

5.11 Photographs of the proposed face treatment are shown below:

Photographs 8 - Photographs of the existing rock face which it is proposed to replicate.



Recreation of the open 'light' woodland clearing

- 5.12 As part of the proposals the open light area will be recreated to improve the overall woodland quality and allow light and air circulation to the southern elevation of the property, which is currently shaded at all times
- 5.13 The woodland will be cleared in line with the original clearance extents which are shown on the 1890 Ordnance Survey mapping, (Refer to Figure 5) and which extend to approximately 95m x 170m on the ground
- 5.14 The newly created edges of the woodland will be managed and planted with woodland edge species such as Holly, Honeysuckle, and Dog Rose reflecting the species which exist at present.

Reinstatement of visual linkages

- 5.15 It is proposed to reinstate the original vistas and relationship with Aberystwyth harbour, Tan y Bwlch beach and Pen Dinas Hillfort by clearance of the self seeded

vegetation which exists on the western lawn area, and on the embankment to the north and north west of the property and to improve the lawn and garden provision on this elevation of the house.

- 5.13 This is with the intention of creating a small garden for residents and to reinstate the private footpath through the woodland to the beach and to link to the present footpath which circumvents the properties northern boundary.
- 5.14 Following clearance of the existing vegetation which comprises naturalised Rhododendrons, self seeded Ash and Sycamore seedlings, replacement planting will be undertaken on the embankment forming the ownership boundary to include more decorative and appropriate species such as:
- Period Hybrid Azalea and Rhododendron species
 - Aucuba japonica
 - Mahonia aquilifolium
 - Skimmia japonica
 - Olearia macrodonta
 - Iris foetidissima
 - Osmanthus delaveyii
 - Viburnum davidii
 - Camellia x williamsii
 - Cornus kousa
- 5.15 These species will assist in maintaining a more formal appearance to the northern embankment and front of the property, whilst providing an appropriate setting for the house when viewed from the north at Pen Dinas and the foreshore.
- 5.16 Additionally the largely evergreen species will provide protection from coastal salt laden winds and create a sheltered garden area for apartment occupiers and garden users.
- 5.17 It is intended that the planting will be maintained at a maximum height of approximately 1 – 1.5m above top embankment level to retain views of and from the property northwards and westwards and particularly to and from Pen Dinas and Tan y Bwlch beach.

House periphery improvements

- 5.18 It is the intention to create a small informal garden for the proposed development to the west of the house on land which currently includes the pond and septic tank area by infilling part of the existing embankment to extend the level area which exists at present and as shown within Figure 2 of the appendices
- 5.19 The area of the proposed garden is shown within Photograph 9 overleaf and will necessitate the removal of self seeded Ash trees which have established next to the septic tank



Photograph 9 - The area of the proposed garden.

- 5.20 The proposed area of embankment to be filled is shown below within Photograph 10 and it is anticipated that levels will tie into the existing embankment either side.

Photograph 10 -



6.0 Landscape and Visual Implications

- 6.1 The implication of the proposed works has been assessed with regard to their effect upon the landscape and visual quality of the site and surrounding area, together with their potential effect upon the setting of the Grade II listed building.
- 6.2 Much of the original quality and setting of the house has been eroded over time as the property and its use has evolved over the past 160 years from private house to commercial use as a hospital and catering college with resultant changes to its original landscape and setting of the property.
- 6.3 The original garden and garden setting have also been lost through subsequent ownership and inappropriate development, and the property and remaining woodland are in a poor condition which it is considered will deteriorate further without future input and investment,
- 6.4 It is proposed that large areas of the existing woodland which provide a backdrop to the property are to be retained and managed to secure their longevity, and hence will remain and can be considered as a long term landscape feature.
- 6.5 The proposals seek to re establish the clearance of part the woodland directly to the south of the property known as a 'light' to allow the circulation of air and sunlight to reach the rear of the property as originally designed.
- 6.6 Whilst this will create a change for views looking from the north and north west (including the local important view point from Pen Dinas and from Tan y Bwlch beach) where will be a visual change in appearance, however both the visual and landscape effects are considered to be neither significant or detrimental and will improve appreciation of the property in this location.
- 6.7 Photograph 11 below has been taken for the summit of Pen Dinas using a 50mm lens to replicate the natural eye view and this demonstrates the availability, clarity and distance of the view.
- 6.8 The clearance of self seeded vegetation and minor area of re grading in front of the property will result in it becoming more evidently more visible from view points within a 1km radius of the site, but beyond this distance clarity reduces and the building becomes less prominent, and hence the potential effects are diminished.
- 6.9 The area of rock re profiling works are presently well screened by natural topography and vegetation and hence there are few views of this aspect of the building from publicly accessible viewpoints, and therefore less opportunity to perceive any degree of change.
- 6.10 The area of the proposed works will be visible from Pen Dinas due to its elevated position some 80 metres above the house and some 1.2km distant however as Photograph 11 below demonstrates the site is difficult to perceive in detail and the overall proposals will have a minor effect upon receptors whereby the house northern elevation will become more visible as originally intended.
- 6.11 The alteration to the woodland clearance will be evident and will represent a change but it is considered that it will not affect the setting of the building or the existing landscape feature.

- 6.12 Likewise the rock re profiling will constitute a change during construction but this will reduce to a negligible impact as the vegetation re-establishes and the rock face weathers.



Photograph 11 Looking towards the house from Pen Dinas,
Photo taken using a standard 50mm lens

7.0 Summary

- 7.1 The proposed changes to Plas Tan y Bwlch have been developed to create a new use for the original building and have been developed as sensitive solutions to overcome modern safety requirements and standards without compromising its distinctive location.
- 7.2 Wherever possible the changes advocated have historic reference in an attempt to reduce the further dilution of the original setting which has arisen over the past 60 years as the building has changed use and when certain vernacular and original features have been lost as a result.
- 7.3 The proposals have been assessed in terms of their potential landscape and visual impact and it is felt that the impact of the scheme changes will not detrimentally affect the landscape or identified receptors but may assist in its regeneration.
- 7.4 The unique setting of the building again will be retained by the proposals and indeed the long term future of the woodland to the rear of the development will be safeguarded by future woodland management, which respects the ecology of the area.
- 7.5 Overall it is considered that the re development proposals will strengthen the setting of the building and estate in a sympathetic manner.

List of references:

1. 'A history of Tan y Bwlch Estate, Aberystwyth'
Article prepared by Caroline Palmer circa 1999.
2. Matthew Lewis Vaughan Davies – Ambitious Cad or Assiduous politician?
Article prepared by Caroline Palmer circa 2004.
3. Ordnance Survey mapping present day 1925, 1898 and 1891.
4. BBC local history website.

Appendices

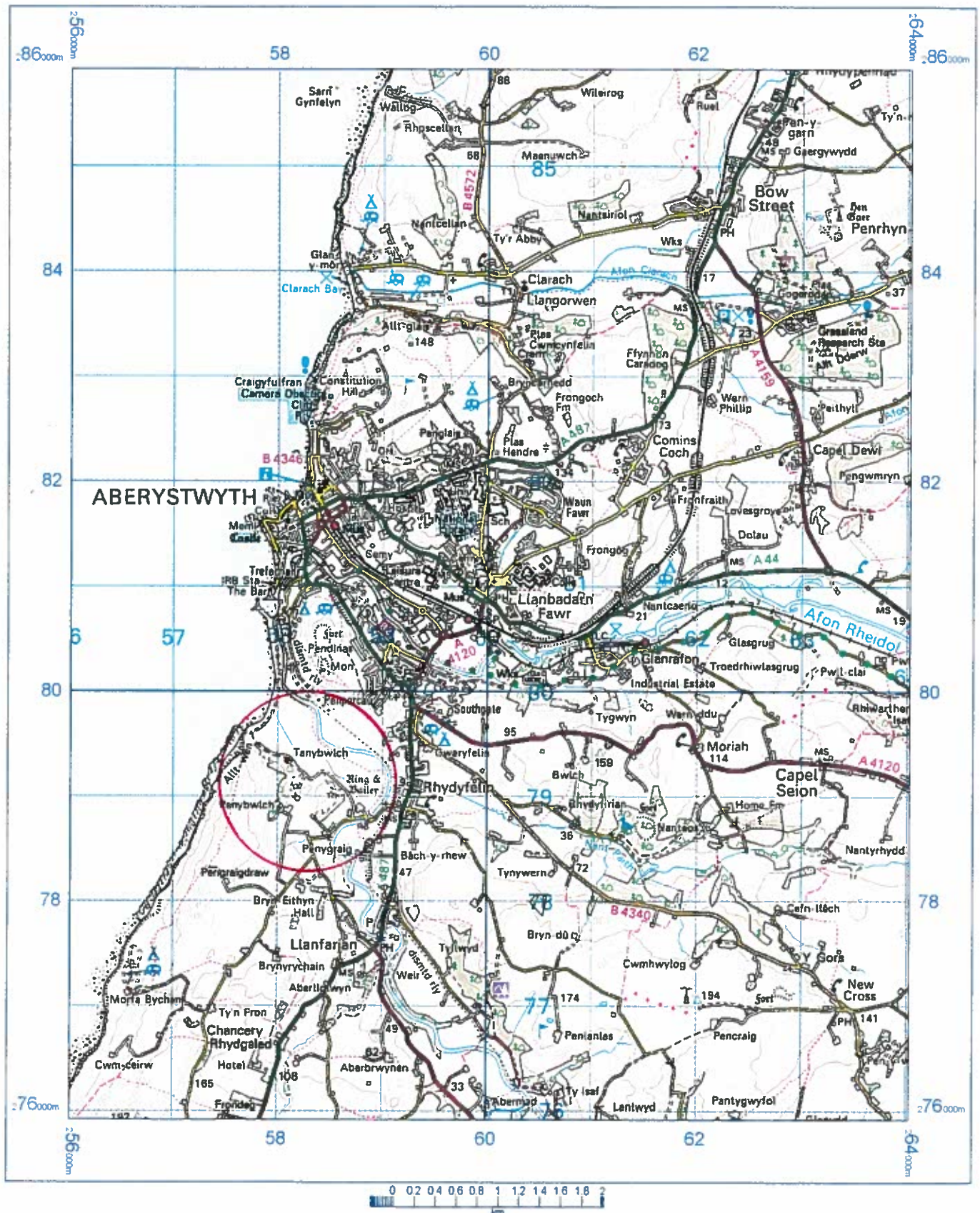


Figure 1
Site Location Plan

Scale 1: 50 000 Nov 07

Tirlun Barr Associates

Tan y Berllan,
Llanbedr y Cennin,
CONWY.
LL32 8UY.

OS 1:50,000 Mapping
28 November 2007 | www.centremapslive.com

1:50000 scale print at A4

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Ordnance
Survey



CENTREMPSlive
www.centremapslive.co.uk

Area of proposed ornamental shrub planting
Comprising the following species:

- Period Hybrid Azalea and Rhodode
- Aucuba japonica
- Mahonia aquilifolium
- Skimmia japonica
- Olearia macrodonta
- Iris foetidissima
- Osmanthus delaveyii
- Viburnum davidii
- Camellia x williamsii
- Cornus kousa

s of woodland to be retained

of proposed ornamental planting

ting Footpath route

a of proposed short grass or lawn

posed hard surfaced area with parking as shown

Area of embankment to be infilled

instated Visual link

Proposed lawn area with areas
whilst retaining open views to coast and
Aberystwyth

vidual Trees to be removed

posed area of embankment to be regraded as shown

Visual link to Tan y Bwlch Beach

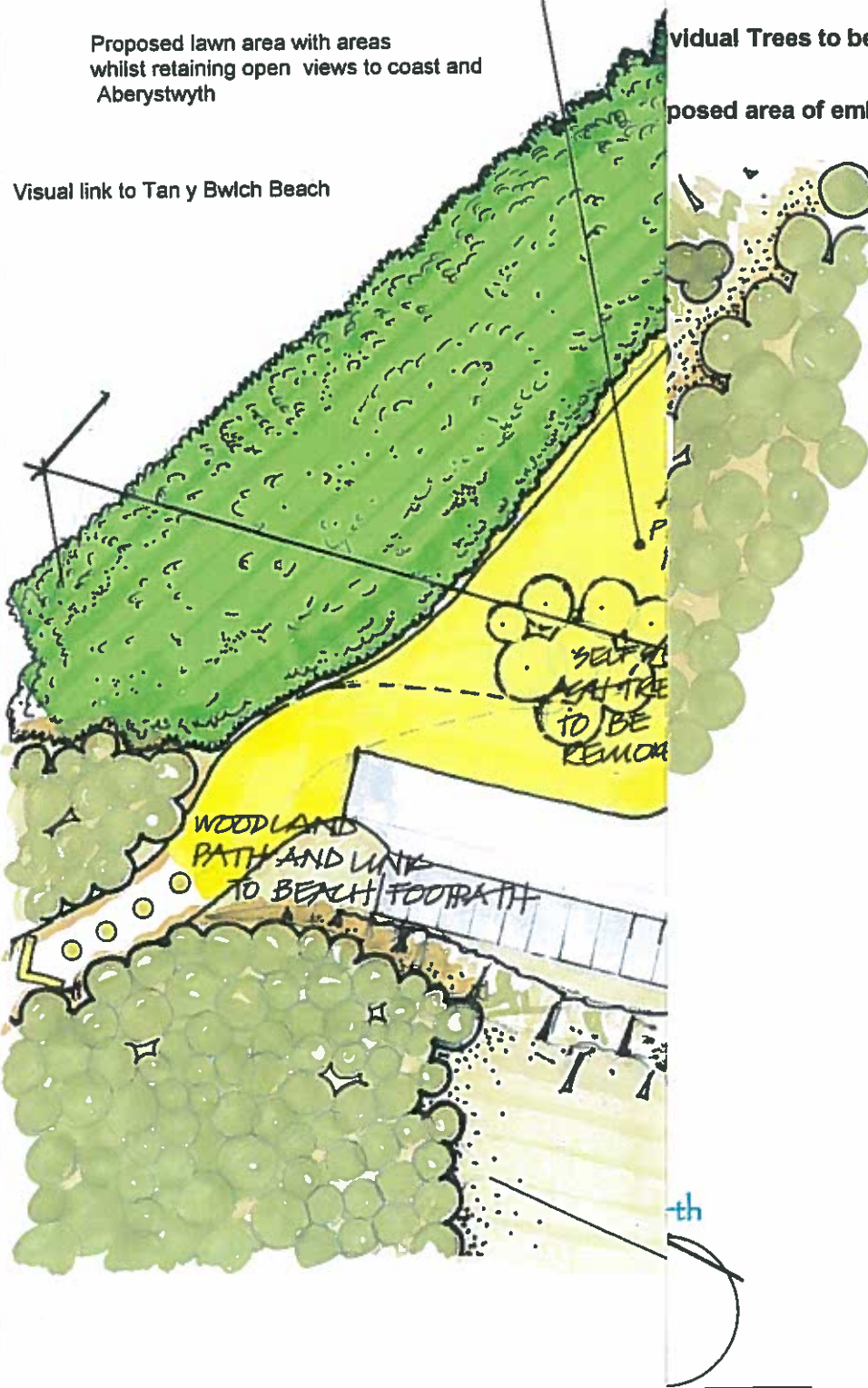


Figure 2

Landscape Proposals

Scale 1: 000 Nov 07

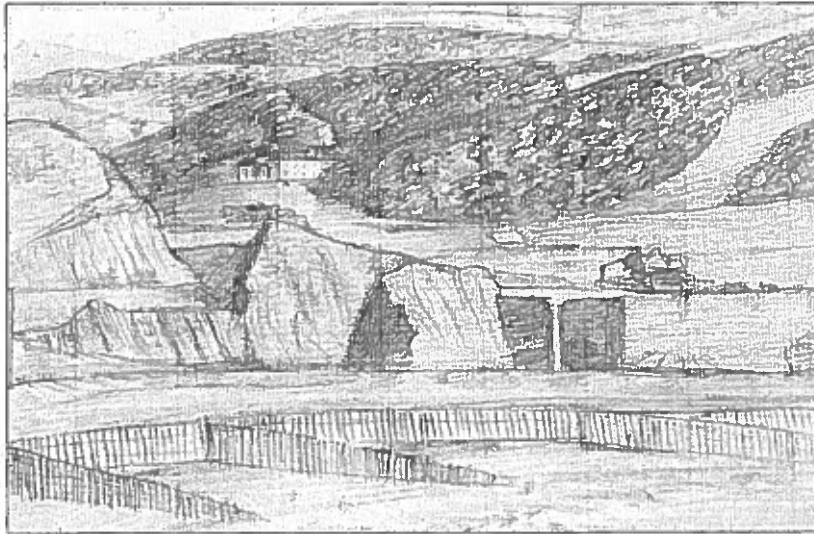
**Plas Tan y Bwlch,
Aberystwyth**

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Figure 4 Sketches and Photographs of Tan y Bwlch



*Fig. 1 Pencil sketch of Tan-y-bwlch by Dr. Davies of London, 1868.
(by courtesy of the National Library of Wales)*

Circa 1868



*Fig. 2 Watercolour of Plas Tan-y-bwlch, 1869.
(by courtesy of the National Library of Wales)*

Circa 1869



Figure 4

**Historic sketches 1868
1869 and present day**

Nov 07

**Plas Tan y Bwlch,
Aberystwyth**

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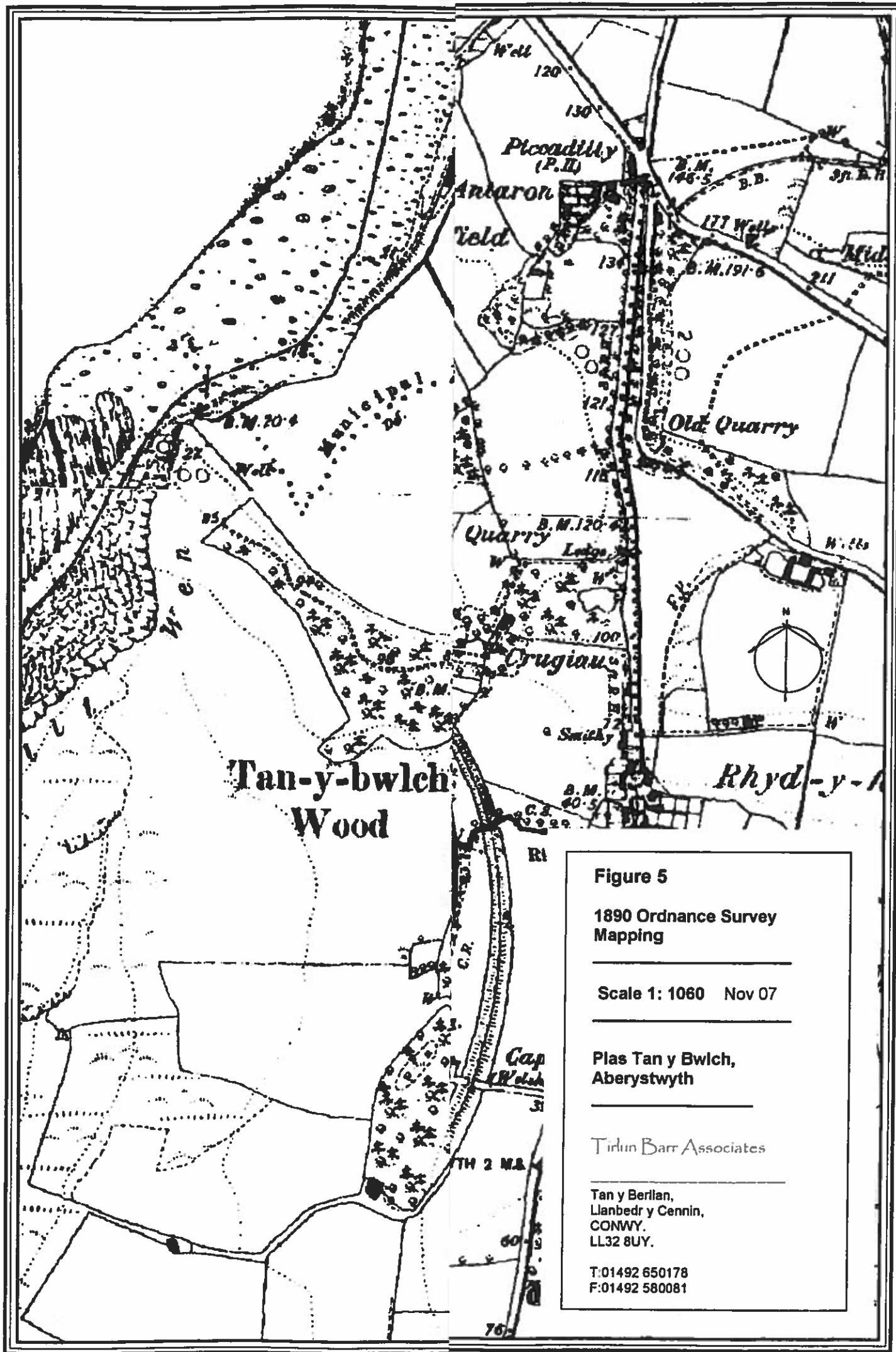


Figure 5

**1890 Ordnance Survey
Mapping**

Scale 1: 1060 Nov 07

**Plas Tan y Bwlch,
Aberystwyth**

Tirlun Barr Associates

**Tan y Berlan,
Llanbedr y Cennin,
CONWY,
LL32 8UY.**

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Rock strata
to be retained
if identified
in localised
areas.



Feature areas to be
retained
where
possible



Existing bedding
planes
to be exposed



Overhang and clefts
to be created



well defined
vertical fissures
to be retained
where identified



stripped topsoil
swept to be
reused

vegetation amongst rocks
to be promoted through use
of existing seed bank.

Figure 6

Rock re profiling
Typical sections

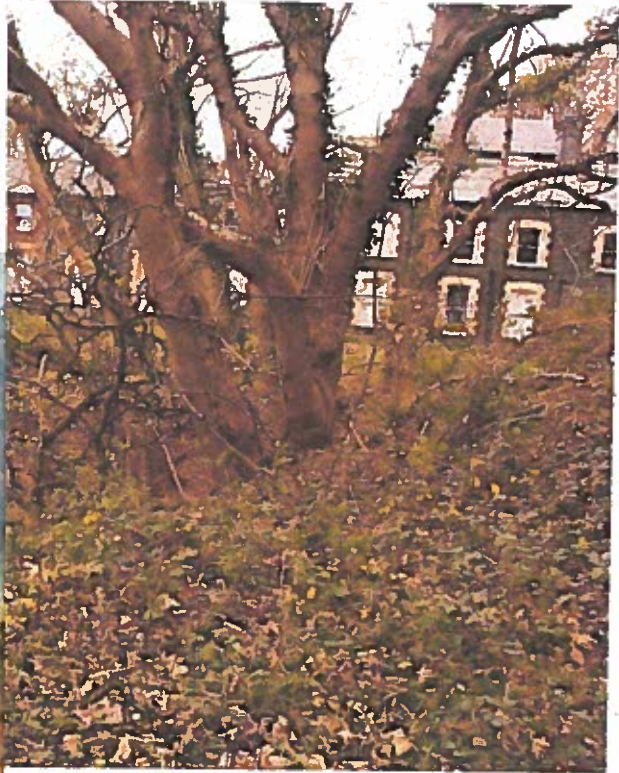
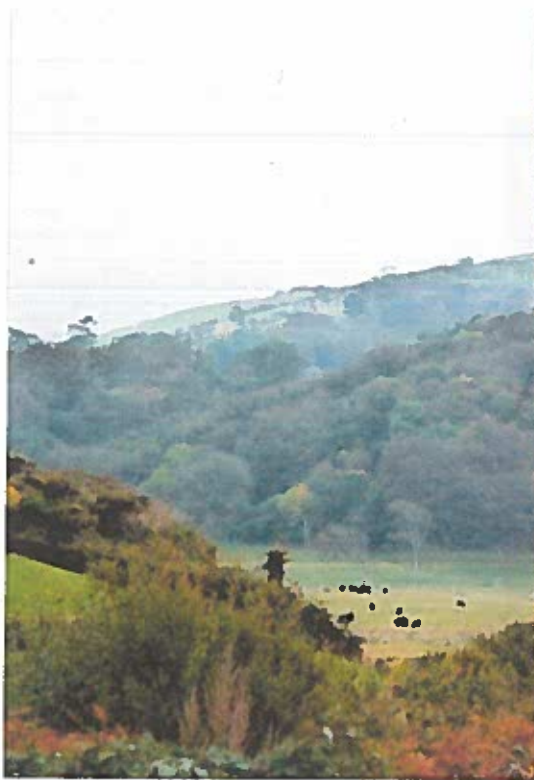
Not to scale Nov 07

Plas Tan y Bwlch,
Aberystwyth

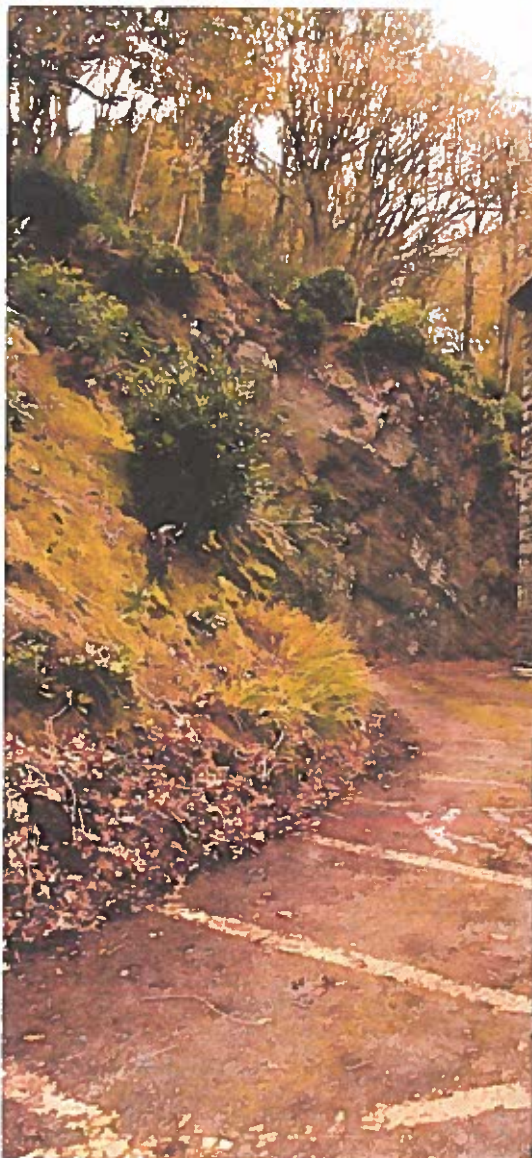
Tirlun Barr Associates

Tan y Berllan,
Llanbedr y Cennin,
CONWY.
LL32 8UY

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Photograph 1. Looking towards Ta
Felin y Mor Road Aberystwyth Circle (filled) circa 20m distant



Western house elevation

the site and surrounding area



Photograph 8. The existing embankment entrance



Photograph 10. Looking along the footpath from the rear of the house looking towards the site and surrounding area



Photograph 12. Taken from the Waterloo monument circa 900m distant



Photograph 14. Taken from beach - circa 700m distant

the site and surrounding area

Key

Significant areas of woodland

Cardigan Bay

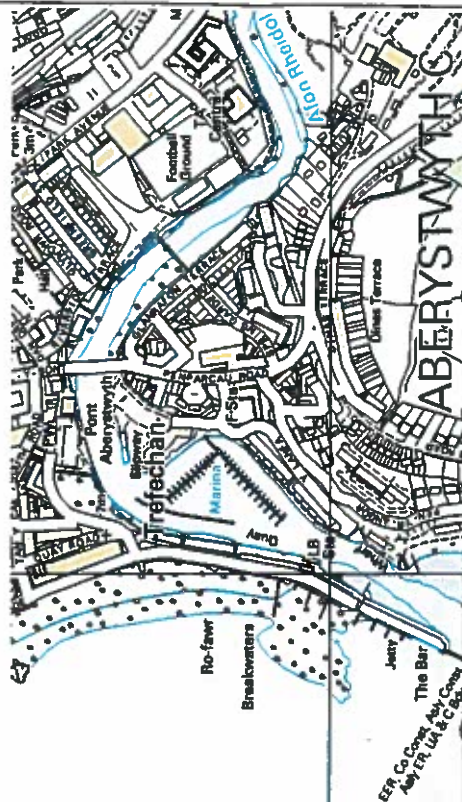
Public Footpath/public route

Extent of present Tan y Bwlch estate

Property Access Route

Visual link

Photograph location point



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Scale 1:10 000

Figure 8

Tan y Bwlch,
Aberystwyth

Site context
Showing photograph location points



Grade II
Date 09/09/1998

Communit Llanfarian
Locality Rhydyfelin
Post SY23 4QF

Grid Ref 258000 279300
Record 20522

Name Tanybwich
Entry Tanybwich / 3552
Street No,

Location

Situated at the end of a long private road running up from near Llanychaearn church, W of Rhydyfelin, overlooking the sea.

History

Country house of c1827 recased and extended in 1891. An earlier farmhouse here was occupied in 1760 by Richard Williams. The estate was bought by John Davies of Crugiau, nearby, before 1790. His son General Lewis Davies (1776-1828) served with distinction in the Napoleonic Wars (on the continent 1794, 1799, in the West Indies and in the Peninsular campaign, decorated after Salamanca) before retiring in 1814. The new house with remarkable Greek revival interiors was built just before the death of General Davies (the Colby map of 1831 is said to identify house as still a farm). It was of white stucco with hipped slate roofs, canted front to NE front and attached L-plan rear wing. Matthew Davies, his third son, succeeded to the estate, a magistrate, he was living here in 1841 with his wife, 3 daughters and 7 servants, was High Sheriff in 1847 and died in 1853. The property was then rented out, in 1865 to WCH Jones, in 1869-71 to Captain CE Hopton. By 1871, Matthew Lewis Vaughan Davies (1840-1935) lived here, having inherited the estate from his father. High Sheriff 1875 and the owner of a 3, 674 acre (1,488 hectares) estate, then impoverished. After a wealthy marriage in 1889 he commissioned Arthur Flower, architect, to recase the house in stone and add extensions. Work began in 1891, John E Evans was the builder. The large new work included two 2-storey rear wings, but retained the earlier Greek-revival house recased. The foundations were being cut in March 1891. From 1895, M L V Davies was Liberal MP for Cardiganshire, in 1921 he was made Lord Ystwyth and he died in 1935 at the age of 94. Offered for sale in 1936, it then had 17 first floor bedrooms and 6 in attic, and a 678 acre (274.6 hectares) estate. Bought by Cardiganshire County Council and from 1946-66 used as an isolation hospital. Student hostel from 1967 and later used as an administrative and catering building for Coleg Ceredigion. In 1998, sold as private house.

Exterior

Early C19 country house of 2 storeys, completely remodelled and extended in 1890s to designs by Arthur Flower. Rock-faced dark grey local stone with moulded yellow brick cambered-headed surrounds to windows and slate hipped eaved roofs. NE garden front has full-height canted bay to centre with three 12-pane sash windows to upper floor, and three 15-pane sashes to ground floor, and canted hipped eaves roof higher than floors of one-bay sections each side. These have ground floor 15-pane sash only. Entrance front, to SE, has hipped one-window ranges each side of slightly higher castellated centre possibly an infill of an original centre recess. Castellated parapet has sides canted back, large first floor plate-glass sash in yellow brick and C20 full-width institutional entrance doors with sidelights. Bay to right has 15-pane sash as on garden front, bay to left has c1890 French window in similar surround and plate glass sash above under eaves. Centre has two large late C19 blue Ruabon brick corniced stacks, one each side, set back, and further back is original early C19 octagonal glazed lantern.

To left is taller plain late C19 added block, of 2 storeys, 4-window range, plate glass sashes in unmoulded yellow brick surrounds and hipped roof on brackets.

NW elevation has, towards NE, large sash window in end wall of garden front, then 3 windows to each floor. Large late C19 extension to right of 6 windows. Stacks in blue Ruabon brick.

Interior

Early C19 portions of the house retain Greek revival interiors to a remarkable degree, with staircase hall and stair, cornices, moulded ceiling decoration, doorcases doors and window architraves. Fireplaces have been removed. Entrance hall has stone flagged floor. Pair of Greek Doric columns to staircase hall, stone cantilevered stair with metal balusters, top-lit with glazed octagonal lantern over, with Greek revival detailing. Elaborate ram's-skull-and-grapes motif to ceiling stucco. Drawing Room with canted end has flat ceiling with elaborate mouldings to cornices, Grecian window and door architraves; archway to Music room. North room has pavilion ceiling and simpler Grecian mouldings to cornices, rope-mouldings to window and door architraves. Central bedroom in central canted bay with cornices, doorcase and window architraves. Front bedrooms in simpler style with early C19 detailing. Barrel vaulted rear corridor, top-lit. The rear of the house is largely late C19.

Listed

Included as a recased early C19 house with fine surviving Greek revival interiors.

Reference

Ceredigion, XIV, 1, pp 37-78;
Francis Jones, Historic Cardiganshire Homes, 2000, pp 254-5;
Census Returns, 1841;
National Library of Wales, Llanychaearn Tithe Map, 1845.

Figure 9

CADW Property Listing

Plas Tan y Bwlch,
Aberystwyth

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